

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

July 31, 2018

Overall Plan

Outreach

- The City will hold a second open house for the year in the fall.

Financial Oversight Committee

- The Committee is scheduled to meet on August 6, 2018.

Siting Advisory Committee

- The Siting Advisory Committee voted to defer regular meetings as the major decisions have been made. They will meet on an as-needed basis.

Acquisition Lease Updates

- City Economic Development staff is leading discussions with current tenants who may want to remain on properties after City acquisition. There are no leases between the City and businesses as the City does not own any building associated with the Public Safety Plan that has a current tenant.

Near-term Council Decisions and Key Dates

- Contract reconciliations based on June Council direction to Public Safety Committee and Council.
- Contract amendment for demolition of abandoned building (no tenants) associated with the Justice Center.

Fire Stations

Siting

- The team is working to demolish the single-family home on the site as soon as possible. Team is working with a consultant to provide a building conditions assessment of the current FS54.

Architecture and Programming

- Architectural program has been reviewed and approved by the team.
- Concurrent review and pricing of the Schematic Design by GCCM Contractor, Lydig, and estimating consultant has been completed and was shared with Council in February. Council gave approval to begin Design Development for Station 51.

Design and Permitting

- Schematic Design phase began for Station 51 in late August and completed December 2017.
- Pre-application meeting with City permit staff was held in December. Design team is following up on items identified by City permit staff.
- Design Development for Station 51 began mid-February; the team is meeting weekly. Design Development effort wrapped up in June, 2018 with Design Development pricing effort in July.
- Construction Documents phase for Station 51 anticipated to begin in late August following Design Development estimating.
- Schematic Design phase scheduled to begin for 52 in late August, 2018.

Bidding and Construction

- Pre-construction services starting for Station 51 Design Development are underway.
- Lydig completed the selection of mechanical and electrical subcontractors through the Electric Contractor/Construction Management (ECCM) and Mechanical Contractor Construction Management (MCCM) selection process. Valley Electric and Johansen Mechanical Inc. were selected. With Council decision to not move forward with FS54, we cannot move forward with ECCM. MCCM method for mechanical subcontractor will provide for a consistent mechanical subcontractor for all three stations and will be able to provide critical expertise during the Design Development phase. This contract is managed by the GCCM under the pre-construction phase.
- Bidding and construction phases scheduled to begin for 51 in February, 2019.
- Bidding and construction phases scheduled to begin for 52 in August, 2019.

Justice Center

Siting

- Team is working on additional due diligence items to help with site acquisition including but not limited to site surveys, environmental reports, geotechnical reports, and revised appraisals. As expected, initial environmental analysis is showing some contamination due to the prior presence of gas stations and dry cleaners. Team will soon be issuing RFPs for Hazardous Materials Surveys for existing buildings and making arrangements to ensure SEPA compliance.
- Economic Development is working closely with affected businesses to identify their operational needs and potential strategies for assistance.
- The City has taken ownership of one of the properties, the abandoned former restaurant space between Church by the Side of the Road and the Travelodge. The project team is hoping to begin demolition of the building on August 13, 2018, assuming it receives Council approval on August 6, 2018.

- Eminent domain petitions have been filed on all of the Justice Center properties where the City does not have a signed purchase and sale agreement, though the goal remains to have voluntary agreements. Staff continues to have good conversations and deferred the Public Use and Necessity trial to September in order to continue to make agreements with affected parties.
- Most owners and tenants have been very cooperative with granting access for due diligence activities.

Architecture and Programming

- DLR Group's Building Program Report was submitted December 8. Program and Estimate was presented to Public Safety Committee in December and Council in January.

Design and Permitting

- DLR architects have completed the Schematic Design phase of the project. BNBuilders and Roen (the architect's estimating consultant) compared their estimates and the project is within the revised budget. The Schematic Design and budget were presented to the Council in May and the Council provided consensus to proceed into the Design Development phase.
- Design Development began mid-June; the team is meeting regularly. Design Development will wrap up in late August with DD cost estimating in September.
- Construction Documents phase is anticipated to begin in late October.
- SEPA process is anticipated to begin in October.

Bidding and Construction

- BNBuilders, the selected GC/CM, started pre-construction services following Council approval of their contract on March 19.
- BNBuilders is continuing to work with the team on design development, constructability, cost estimating and scheduling during the DD phase.
- Construction scheduled to begin in April, 2019.

Public Works Facility

Siting

- Team is working on additional due diligence items to help with site acquisition including but not limited to site surveys, environmental reports, geotechnical reports, and updated appraisals. The assessment of existing structures is complete.
- Economic Development is working closely with affected businesses to identify their operational needs and potential strategies for assistance.
- Eminent domain petitions have been filed on all three of the Public Works properties, though the goal remains to have voluntary agreements. The Public Use and Necessity trial was held Friday, May 25 and the City was granted its request.

Architecture and Programming

- Team is currently soliciting for Architectural services and intend to execute architectural contract with Council approval in October. Master planning and programming phase to begin in late 2018.

Design and Permitting

- Phases scheduled to begin late in 2018.

Bidding and Construction

- Phases scheduled to begin in late 2019.

Budget

- Based on Council direction to move forward with FS51, FS52, Justice Center and Public Works Facility (\$30M), team is reviewing and updating budgets.

Schedule

August 2018

- Public Works Facility Architect RFP solicitation underway
- Fire Station 51 construction document phase begins
- Fire Station 52 schematic design begins
- Target month for Fire Station 51 design development cost estimate to Public Safety Committee and Council
- Finance Committee and staff working to address funding gap
- Site acquisition activities

September 2018

- Fire Station 52 GCCM pre-construction services begin
- Justice Center design development and cost estimate complete
- Finance Committee and staff working to address funding gap
- Public Works Architect Contract to Public Safety Committee and Council
- Site acquisition activities
- Demolition of abandoned building on JC-9 site

October 2018

- Target month for Justice Center design development estimate to Public Safety Committee and Council
- Justice Center Construction Documents phase begins
- Site acquisition activities
- Additional consultant services contracts for Justice Center, Fire Station 51 and 52 to Public Safety Committee and Council

November 2018

- Public Works master planning and programming begins
- Open House #5 (2 of 2 open house 2018)
- Site acquisition activities
- Target month for Fire Station 52 schematic design cost estimate to Public Safety Committee and Council

December 2018

- Fire Station 51 subcontractor bid procurement begins
- Fire Station 51 construction documentation complete
- Public Works master plan complete

January 2019

- Fire Station 51 subcontractor bidding
- Fire Station 51 building permit issued
- Public Works master plan present to Public Safety Committee

February 2019

- Fire Station 51 Construction Contract Approval to Public Safety Committee and Council
- Fire Station 52 design development begins
- Public Works Phase I design begins

March 2019

- Fire Station 51 construction begins

April 2019

- Justice Center construction begins (building demolition and hazardous materials abatement)
- Fire Station 52 design development cost estimating complete with GCCM involvement

May 2019

- Fire Station 52 design development cost estimating to Public Safety Committee

August 2019

- Public Works Phase I design complete and presented to Public Safety Committee and Council
- Fire Station 52 construction documents begin



CITY OF TUKWILA
Public Safety Plan
Justice Center
Conceptual Budget Summary
 YOY \$ (in thousands)

FUNDING SOURCE - Based on Initial Project Costs

YEAR OF EXPENDITURE (YOY) SUMMARY					
11/16/2017	UTGO (voter-approved)	Impact Fees	General Fund	Enterprise Funds	TOTAL
Fire Stations	18,824	4,750	858	-	24,432
Justice Center	28,629	-	-	-	28,629
Public Works Shop	-	-	14,747	14,746	29,493
Facilities Total	47,453	4,750	15,605	14,746	82,554
Fire Apparatus/Equipment	29,932	-	-	-	29,932
Public Safety Plan Total	\$ 77,385	\$ 4,750	\$ 15,605	\$ 14,746	\$ 112,486

PROJECT COSTS

Justice Center Program - INITIAL BUDGET ESTIMATE	
Project Category	Justice Center
A/E Services (both design & CA)	2,292,714
Permits/Fees	439,890
Construction for Building (pre-con, const, tax)	16,532,615
Construction for Site Development	-
Construction Related Costs (incl bond)	1,034,797
PM Services (incl other prof svcs)	1,269,789
Contingency (incl Construction & Proj)	1,059,195
Land Acquisition	6,000,000
TOTAL	28,629,000

Justice Center - BUDGET ESTIMATE (Schematic Design, May 2018)		
Project Category	Justice Center	FUNDING GAP
A/E Services (both design & CA)	3,500,000	1,207,286
Permits/Fees	700,000	260,110
Construction for Building (pre-con, const, tax)	26,477,794	9,945,179
Construction for Site Development (incl ROW)	12,260,884	12,260,884
Construction Related Costs (incl bond)	2,112,639	1,077,842
PM Services (incl other prof svcs)	1,594,000	324,211
Contingency (incl Construction & Project)	5,757,731	4,698,536
Contingency for Site Contamination (soils, hazmat)	750,000	750,000
SUBTOTAL	53,153,048	30,524,048
Land Acquisition	14,133,295	8,133,295
Contingency for Land Acquisition	1,250,000	1,250,000
TOTAL	68,536,343	39,907,343



CITY OF TUKWILA
Public Safety Plan
Fire Stations - 51, 52 and expended cost for 54
Schematic Design Budget Summary
 YOE \$ (in thousands)

PROJECT COSTS

7/23/2018

Fire Station Program - INITIAL BUDGET ESTIMATE (Bond Budget)				
Project Category	FS51 17,950 sf	FS 52 6,567 sf	FS 54 8,228 sf	TOTAL 32,745 sf
A/E Services (both design & CA)	731	356	464	1,551
Land Acquisition	-	653	862	1,515
Permits/Fees	255	89	116	460
Construction (pre-con, const, tax)	7,809	3,278	4,273	15,360
Construction Related Costs (incl bond)	1,047	438	551	2,036
PM Services (incl other prof svcs)	460	297	397	1,154
Contingency (incl Construction & Proj)	1,145	546	665	2,356
TOTAL	\$ 11,446	\$ 5,657	\$ 7,329	\$ 24,432

Fire Station Schematic Design - REVISED BUDGET ESTIMATE (1/22/18)					
Project Category	FS51 ¹ 11,933 sf	FS 52 ¹ 15,068 sf	FS 54 11933 sf	TOTAL 38,934 sf	FUNDING GAP
A/E Services (both design & CA)	899	1,244	1,003	3,146	1,595
Land Acquisition	-	-	854	854	(661)
Permits/Fees	234	353	262	849	390
Construction (pre-con, const, tax)	8,956	12,677	9,935	31,568	16,208
Construction Related Costs (incl bond)	931	1,398	1,039	3,367	1,331
PM Services (incl other prof svcs)	426	687	476	1,589	435
Contingency (incl Construction & Proj)	1,062	1,294	1,185	3,541	1,185
TOTAL	\$ 12,509	\$ 17,652	\$ 14,753	\$ 44,914	\$ 20,482

¹ The main fire station was originally identified as FS51, but has been changed to FS52 in the revised estimate.

2 FS 54 budget includes costs spent to date plus estimated costs to assess the scope of rehabilitation

Fire Station Schematic Design - REVISED BUDGET ESTIMATE (7/23/18)					
Project Category	FS51 ¹ 11,933 sf	FS 52 ¹ 15,068 sf	FS 54 5,398 sf existing	TOTAL 32,399 sf	FUNDING GAP
A/E Services (both design & CA)	1,070	1,415	150	2,635	1,084
Land Acquisition	-	-	902	902	(613)
Permits/Fees	234	353	20	608	148
Construction (pre-con, const, tax)	9,396	13,298	230	22,925	7,564
Construction Related Costs (incl bond)	931	1,398	50	2,379	343
PM Services (incl other prof svcs)	526	787	100	1,413	259
Contingency (incl Construction & Proj)	1,115	1,358	50	2,523	167
TOTAL	\$ 13,273	\$ 18,610	\$ 1,502	\$ 33,384	\$ 8,953

TUKWILA PUBLIC SAFETY PLAN

